

1
2 MINUTES OF THE MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD
3 MEETING HELD MONDAY OCTOBER 1, 2007
4 IN THE EXTENSION SERVICE BUILDING
5 930 SPRUCE STREET, TRENTON, N.J.
6 2ND FLOOR CONFERENCE ROOM
7

8 I. CALL TO ORDER

9 Chairman Nancy Tindall called the meeting to order at 7:35 PM.
10

11 II. COMPLIANCE STATEMENT

12 Pursuant to the Open Public Meetings Act, notice of this meeting was given to the Trenton Times,
13 Trentonian, Mercer County Clerk, and posted in the Mercer County Administration Building.
14

15 III. ROLL CALL

16 A. Voting Members:

17 Nancy Tindall, Chairwoman – Present
18 Steve Jany, Vice-Chairman - Present
19 Earl Tindall - Present
20 Peggy McNeill – Present
21 Charles Appelget – Present
22 Scott Ellis - Arrived at 7:45 PM
23

24 B. Non -Voting Members:

25 County Planning Board – Vacant
26 Rutgers Cooperative Research and Extension – Jhilson Ortiz
27

28 C. Others Present:

29 Dan Pace, MCADB Secretary
30 Leslie Floyd, Assistant County Planning Director
31 Mary Jo Herbert, Hopewell Township Ag Advisory Committee
32 Lucia Huebner, Hopewell Twp Ag Advisory Committee
33 Christa Hoge, Hopewell Township resident
34
35

36 IV. APPROVAL OF MINUTES

37 Ms. Tindall asked for a motion to approve the August 7, 2007 minutes. Mr. Jany moved the
38 approval. Mr. Appelget seconded. The minutes were approved as submitted with Ms. McNeil
39 abstaining.
40

41 Ms. Tindall asked for a motion to approve the August 21, 2007 Special Meeting minutes. Mr.
42 Jany moved the approval. Ms, McNeil seconded. The minutes were approved as submitted with
43 Mr. Appelget abstained.
44

45 V. PUBLIC COMMENT

46 Representatives from Hopewell Township introduced themselves and said they were present for
47 the discussion of the proposed County ADA amendment. To accommodate the public Ms. Tindall
48 asked the Board to consider moving the ADA discussion, from the “New Business” portion of the
49 agenda, to this point in time and Board members agreed to do so.
50

51 ADA AMENDMENT PUBLIC HEARING

52
53 Ms. Tindall opened the Public Hearing and asked the Board secretary if it had been properly
54 noticed and if the recording machine was on. Mr. Pace responded yes.
55

1 Ms. Tindall briefly explained the purpose of the hearing and then asked Mr. Pace to discuss the
2 Amendment in greater detail.

3
4 Mr. Pace briefly reviewed the past actions of the Board regarding the ADA and also its recent
5 deliberations involving this proposed Amendment. Noting that the ADA had not been
6 substantively reviewed and revised since its creation in 1985, this Amendment is a necessary
7 requirement of the recently adopted rules for County Planning Incentive Grants (P I G ' S) under
8 which the CADB will be submitting future farmland preservation applications. Mr. Pace then
9 explained that when the Board last discussed the Amended ADA in August, the total acreage had
10 been reduced from the current ADA's 51,000 acres to 43,000 acres. However, the law enabling
11 the creation of an ADA specifically requires that no more than 90% of the County farm base be
12 included within the ADA. Unfortunately, a review of the most recent farmland assessment data
13 revealed only 34,000 acres of "Qualified" farm acreage County-wide; thus, the ADA must be
14 reduced to 31,000 acres.

15
16 Mr. Pace continued to explain how the 1985 ADA was drawn in a "broad-brush" approach and
17 that the August ADA proposal attempted to continue that. Now however, given the need to
18 reduce the ADA by another 12,000 acres, a more parcel specific design was needed.

19
20 This reduction to 31,000 acres was accomplished, and illustrated by a map to the Board, by fine-
21 tuning on a parcel basis the earlier removal of developed lands, wetlands, heavily wooded lands,
22 lands preserved as open space, and large tracts of lands likely to be developed (e.g. with
23 development approvals).

24
25 Mr. Pace and Ms. Floyd then discussed in more detail the proposed reductions. These reductions
26 were spread throughout the seven municipalities in the ADA. However, since Hopewell had the
27 largest ADA acreage in the current map, it was here that the largest reductions were possible and
28 this was done with input from the Township. In a meeting with Hopewell's planner, he identified
29 areas that could be "fine-tuned" and made certain that the Township's own PIG areas were
30 juxtaposition with the County's (Hopewell is the only municipality in the County with a PIG
31 program).

32
33 Mr. Pace also noted that while the old ADA identified Target Areas for focusing County farmland
34 preservation efforts, there was only a single 2,200 acre Target Area in Hopewell. The Amended
35 ADA recognizes the importance of farmland and farmland preservation in Hopewell and pursuant
36 to the new rules, identifies three Project Areas with over 5,000 acres where County/State funds
37 can be spent.

38
39 Finally, Mr. Pace and Ms. Floyd also noted that the ADA under the new rules was not a static
40 document but must be reviewed annually. In this way, additions or deletions to the ADA and
41 Project Areas could be made in a relatively short period of time.

42
43 At this point, Ms. Tindall asked if the Hopewell visitors had any comment. They noted that the
44 presentation answered most of their questions and only asked for a few clarifications.

45
46 At 8:20, Ms. Tindall asked for a motion to close the Public Hearing. It was so moved by Mr.
47 Jany, seconded by Mr. Tindall, and unanimously carried by voice vote.

48
49 Ms. Tindall then asked Mr. Pace to read aloud the draft Resolution amending the County
50 Agricultural Development Area map after which she asked for action from the Board. Mr. Jany
51 moved to adopt the Resolution as presented, Ms. McNeill seconded. With no further discussion
52 the motion was unanimously carried by voice vote. (Resolution attached to these Minutes)
53 Ms. Tindall then asked Mr. Pace to read aloud a second draft Resolution which under the new
54 PIG rules requires the CADB to adopt Eligibility and Ranking Criteria. Mr. Jany moved to adopt
55 the Resolution, Mr. Tindall seconded. In discussion, Mr. Pace explained that the CADB already

1 had requirements for farmland preservation application eligibility but that the new State minimum
2 eligibility requirements identified in the Resolution must be followed by any entity using State
3 cost-sharing funds. In addition, the criteria used by this CADB in the past and modeled after the
4 State's criteria to rank applications must also be adopted – and the Resolution does this too. Ms.
5 Tindall asked for a voice vote and the motion was unanimously carried.
6

7 VI. CORRESPONDENCE

- 8 A. Charlie Bryan resignation
9 B. Notices of SADC website reports
10 C. Outstanding Young Farmer Nominations
11 D. Equine Farm and Land Management Course
12 E. JEM Violation Notice by Washington Twp.
13

14 VII. COMMITTEE AND STAFF REPORTS

15 A. SADC

- 16 1. Equine Rule Proposals – Public comment period ended. Staff submitted comments.
17
18 2. Non-Ag Use Rule Proposal – Public comment period ended. Staff submitted comments.
19
20 3. Septic – Staff reported that the SADC had adopted the Policy of allowing septic systems
21 off of Exception areas under specific condition. The SADC also incorporated into that
22 Policy the suggestions of the Board submitted during the comment period.
23

24 B. Land Development Activity: None
25

26 C. Status of Farmland Preservation Applications

- 27 • 2001 Round: One farm left; Weidel/Burd. No change in status.
28
29 • 2002 Round – One farm left
30 Zygmunt application still pending for issues involving the Turnpike and the historical
31 significance of the house.
32
33 • 2007 Round – U-Pick State cost-share finalized.
34
35 • 2008 Round – Washington Twp/Silver Decoy, Mercer County/Larry Tindall, and Mercer
36 County/former UpdikeHerman farms have successfully been given final approval by the
37 SADC.
38
39 • 2009 PIG – Batog on Old York Road and Thompsons (Merrick Rd. and Sawmill Rd.) in
40 the appraisal process; Verde (Old York Rd. and Sawmill Rd.) are under contracts.
41

42 VIII. OLD BUSINESS

43 A. Farm Monitoring – TWIN farm

44 Staff reported on the deed violation found on this farm and efforts to correct it. Mr. McDade
45 has removed the furniture stockpiled in the pole barn and is still looking for someone to
46 move at least two of the three office trailers off the Premises.
47

48 B. New Jersey Turnpike Widening –

49 Staff updated the Board on this matter. At this time, the SADC has determined that the
50 information provided by the Turnpike regarding the impact of the widening on the three-
51 County ADA is insufficient. Staff is meeting with SADC/Other Counties/Turnpike to
52 continue ADA discussions; and, is meeting with the Turnpike independently to discuss Open
53 Space impacts. The Turnpike would also like to meet with the MCADB to discuss the
54 widening. Board members reviewed their calendars for a special meeting in November and
55 decided upon November 19th at 7:00PM. Staff will relay that information to the Turnpike for

- 1 their availability.
- 2
- 3 C. Cherry Grove – Termination of 8-year Municipal Preservation Program completed. Waiting
- 4 for new application from the Hamill's.
- 5
- 6
- 7 IX. NEW BUSINESS
- 8 A. ADA Public Hearing – See ADA Public Hearing section above.
- 9 B. County PIG: Resolutions to Adopt Criteria for Farmland Preservation; Farmland Preservation
- 10 Plan – See ADA Public Hearing section above.
- 11
- 12 X. OTHER BUSINESS
- 13 Mr. Pace circulated a draft Certificate of Appreciation for Charlie Bryan. Ms. Tindall asked the
- 14 members to call Mr. Pace with any suggestions for further appreciations.
- 15
- 16 XI. PUBLIC PARTICIPATION
- 17 No further participation
- 18
- 19 XIII. ADJOURNMENT AND NEXT MEETING
- 20 The meeting was adjourned at 9:15PM. The next regular meeting of the MCADB will be
- 21 December 3, 2007 at 7:30PM.
- 22
- 23
- 24 Respectfully submitted,
- 25
- 26
- 27
- 28 Daniel Pace
- 29 MCADB, Secretary
- 30
- 31 Date adopted:
- 32
- 33 Attachments and related correspondence, if any, are made a part of the permanent record and are filed
- 34 with these minutes in the Agricultural Development Board Book located in the Mercer County Planning
- 35 Division Office. All copies are available upon request.